



EAST PROVIDENCE WATERFRONT DISTRICT COMMISSION

Meeting Minutes February 27, 2014

Attendees: William Fazioli, Vice Chairman
John J. Gregory III
Steven Hardcastle
Paul Moura
John Pesce
Peter Willey

Ex-officio: Michael Walker, RI Commerce Corp.

Staff: Jeanne Boyle, Executive Director
John Pariseault, Legal Counsel

Consultants: Glen Fontecchio, Architect

The meeting was called to order at 6:40PM.

1. Vice Chairman's Opening Remarks

The Vice Chairman and Commission thanked Mr. Bruce Chick for his dedication to the Commission and presented him with a plaque commemorating his many years of service.

2. Approval of Meeting Minutes

VOTE: A motion was made to approve the meeting minutes of September 30, 2013: the motion was seconded and approved without discussion.

3. Continued Business

A. Village on the Waterfront- update

Mr. Michael Hennessey, developer of the Village on the Waterfront project on Veteran's Memorial Parkway, brought the Commission up to date on the progress being made at the Chevron property. There has been extensive remediation and re-grading at the site for the past year: it will be another six to twelve months before it is completed. The @200 million project will still have 603 residential units: however, the number of apartments is being increased to two hundred, to meet market demand. These units will be the first to be constructed in Phase 1, along with the retail component and public improvements. The team has a new architectural firm that has drafted a new site plan to reflect this change from condominiums to rental units. The team hopes to begin constructing building foundations in spring of 2015.

B. Sky Zone Indoor Trampoline Park- signage request

Sky Zone Indoor Trampoline Park has been operating at the site since spring 2013. The 75,000 sf building on the site houses Baer Supply Co. Ms. Downie requested a freestanding sign because the current sign on the building is not visible due to its size and location, and to the poor sight distances from with direction on Pawtucket Ave. She is concerned about the impact the poor signage is having on her business: many customers have told her that they do not initially see the sign when attempting to find the business. During its first year of operation, Sky Zone had 120,000 customers, slightly below initial projections.

Ms. Downie is proposing a freestanding “monument” sign that is approximately 7’ 6” tall and 5’ 6” wide. It will be constructed of black aluminum and will feature white letters with the orange-and-white Sky Zone logo. The sign will be lit internally and will be constructed at the location of the existing sign. The sign requires the granting of a waiver following a public hearing and consideration of the application by the Hearing Panel: the proposed sign is a prohibited use within the Waterfront District.

Ms. Downie reached out to Baer Supply regarding a sign that would be shared by both businesses: however, an agreement could not be reached. She will remove the existing sign after the proposed sign is installed.

VOTE: A motion was made to refer the Sky Zone sign application to the Design Review Committee and Hearing Panel: the motion was seconded and approved without discussion.

4. New Business

A. Waterfront Commission finances

Ms. Groch reviewed the current fiscal year budget with the Commission, including expected revenue and expenses. The Commission is in good shape, with a predictable monthly income from 10 New Road rent. The Eaton Corporation also reimbursed the Commission for legal expenses related to the US EDA grant and 10 New Road lease.

B. FY audit- update

Baxter Dansereau will again be conducting the Commission’s annual audit, although FY13 will also include a Federal audit due to the US EDA grant.

C. SBA Green Loan Program- update

Ms. Boyle stated that a new applicant, Hot Rides, has applied for and received approval for a loan from the Commission’s Green Loan program, funded by the Small Business Administration. The funded improvements will be phased: only after the previous phase’s work has been inspected and improved will payment be made directly to the applicant’s contractor and the next phase can proceed.

5. Staff Report

Ms. Boyle stated that all Commission business had been discussed.

6. Closed/executive session-- Pursuant to R.I. Gen. Laws 42-46-5(a)(2):

There was no Executive Session.

7. Adjournment

VOTE: A motion was made to adjourn the meeting: the motion was seconded and passed unanimously, without discussion.

The meeting was adjourned at 8:00PM.

Respectfully submitted,

JEANNE M. BOYLE
Executive Director